



# *City of Granite City*

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## ***Board of Appeals MINUTES February 6, 2013***

The Granite City Board of Appeals met on Wednesday, February 6, 2013. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

### **ROLL CALL**

Members Present: Sam Akeman, Kayleen Johnston, Evelyn Harris and Kimberly Benda and Kitty Reither. Excused absence: Debbie Smith. Also present Aldermen Dan McDowell, Gerald Williams and Zoning Administrator, Steve Willaredt.

### **COMMENTS/SWEAR IN**

The Chair welcomed everyone and stated the Board of Appeals is a recommending body to the City Council and the Council will have final determination at the next regularly scheduled meeting on February 19, 2013. Those present in the audience that wished to give testimony were asked to stand and were sworn in.

### **MINUTES / AGENDA**

A motion to approve the Minutes from the previously scheduled meeting held January 2, 2013, and this evening's Agenda, was made by Evelyn Harris and seconded by Kayleen Johnston. Voice vote. All ayes. Motion carried.

**PETITIONER:**           **Gerald Lance Hunt**  
                                  **3044 Nameoki Drive**  
                                  **Parcel ID: 22-2-20-07-15-401-003**

The Chairman called for the Petitioner. Kay Hunt, spouse of Lance Hunt, stated she is presenting their request to allow occupancy and sale of the property, although the vacancy in the mobile home has exceeded 21 days (violation of Article 7, Section 7-350). She began by stating they are the present owners of the property and there is a Contract for Deed for new ownership. When asked when the property was sold, Mrs. Hunt replied September 28, 2012.

Mrs. Hunt explained the prior tenants left (disappeared) on September 9, 2012. She reported 6 adults and 8 children were living there and left the property a mess. The mobile home has been vacant approximately 5 months (within a few days), during which time the new owners have been in the process of re-habbing.

The Chair called for anyone against the Petition to present testimony. Barbara Biggs introduced herself and stated she lives at 3052 Nameoki Drive. She read a statement, signed by 4 resident families (refer to page 12 of comments and photographs) then presented the photos with comments and her statement to

the Board (Attachment A, copy available upon request). Page 1 (of 10 pages) depicted photos of the front of her residence and neighboring Rich Wilson's property. The remaining 9 pages showed projects that were never completed: Aluminum siding which has fallen off, a plywood boarded-up area near a door which may be a window opening, broken windows which she reported have been that way for 5 years, improper fitting of soffit, mobile home skirting broken and bowed outward, rusted metal wheel with wire exposed resting on a patio block that has sunk into the ground, a concrete block used to hold up a sewer pipe, peeling and chipped paint, rotted wood window framing and an exposed, rusted, outdoor electrical outlet. She ended her testimony by stating it is a piece of hazardous property.

**MOTION** by Kitty Reither and seconded by Kim Benda to place on file Barbara Bigg's ten page photo testimonial with comments and statement. Voice vote. All ayes. Motion carried by unanimous consent.

The Chair called for anyone else to give testimony. Mr. Rich Wilson came forth and stated his address is: 3040 Nameoki Drive and is less than 8 ft. away from the trailer. He is here because of genuine concern and stated he wants the trailer gone. He concurred with Barbara's testimonial 100% and added the windows have been out for 5 years; wasps create a hazard by nesting inside. The property is in deplorable condition. He added his property has been destroyed by the former tenants. No further testimonials.

The Chair asked the Zoning Administrator for his opinion. Mr. Willaredt stated we are here this evening because Mr. Hunt wanted an appeal to his decision for upholding Section 7-350, Part C (Outside a Mobile Home Residence District); that effective August 1, 2008, no mobile home located outside a mobile home park may be replaced and discontinuance of use shall require immediate removal. The vacancy exceeded the 21 day limit according to the City Ordinance. The Administrator stated the property sold on September 28, 2012, and has been vacant ever since. His concerns are similar to the two testimonials presented this evening. Mr. Willaredt displayed 11 color photos depicting the deteriorated condition of the property as well as 53 pages of Granite City Police Department Incident Reports for that location (Attachments B and C, copies available upon request).

The Zoning Administrator emphasized the City has deemed Contract for Deed sales as Rental Property until such time the sale is complete and is titled to the new owner. This situation was the same situation with the prior tenants. He added, there are no recent permits purchased for re-habilitation of the property.

**MOTION** by Kim King and seconded by Evelyn Harris to place on file the Zoning Administrator's color photographs and the Granite City Police Department's Incident Reports (Attachments B and C). Voice vote. All ayes. Motion carried by unanimous consent.

The Chair then asked the Aldermen if they had any questions or comments. Dan McDowell stated he will await the outcome of the Board. Gerald Williams stated he believed in the Ordinance and wished to abide by it.

**MOTION** by Kayleen Johnston and seconded by Kim King to approve the Petition to allow the Mobile Home sale with occupancy and overturn the Zoning Administrator's decision not allowing occupancy as stipulated in City Ordinance #3818, Section 7-350. Roll Call vote. All noes. Motion Denied.

#### **NEW BUSINESS**

None

#### **UNFINISHED BUSINESS**

None

**MOTION TO ADJOURN** made by Sam Akeman and seconded by Kayleen Johnston. Voice vote.  
All ayes. Motion carried.

Respectfully submitted,  
***Barbara Hawkins***  
Secretary, Board of Appeals

***BOARD OF APPEALS  
ADVISORY REPORT  
February 6, 2013***

**PETITIONER:** Gerald Lance Hunt  
**LOCATION:** 3044 Nameoki Drive  
  
**REQUEST:** Appeal for Mobile Home Occupancy & to  
overturn Zoning Administrator's Decision  
to enforce Ord #3818, Section 7-350

**MOTION** by Kitty Reither and seconded by Kim Benda to place on file resident Barbara Bigg's opening statement, 10 pages of photographs w/comments. Voice vote. All ayes. Motion carried.

**MOTION** by Kim King and seconded by Evelyn Harris to place on file the Zoning Administrator's color photographs and the GC Police Department's Incident Reports for property at 3044 Nameoki Drive. Voice vote. All ayes. Motion carried.

**MOTION** by Kayleen Johnston and seconded by Kim King to approve the Petition to allow the Mobile Home Sale with occupancy and to overturn the Zoning Administrator's decision not to allow occupancy as stipulated in City Ordinance #3818, Section 7-350.

**Roll Call vote:**

Sam Akeman	No
Kayleen Johnston	No
Evelyn Harris	No
Kim Benda	No
Kitty Reither	No

**All noes. Motion Denied Unanimously**